

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 14 JUNE 2018 AT WESSEX ROOM, CORN EXCHANGE, MARKET PLACE, DEVIZES SN10 1HS.

Present:

Cllr Mark Connolly (Chairman), Cllr Paul Oatway QPM (Vice-Chairman), Cllr Ian Blair-Pilling, Cllr Stewart Dobson, Cllr Peter Evans, Cllr Nick Fogg MBE, Cllr Richard Gamble and Cllr James Sheppard

22. **Apologies**

There were no apologies.

23. **Minutes of the Previous Meeting**

The minutes of the meeting held on 19 April 2018 were presented and it was,

Resolved:

To approve and sign the minutes as a true and correct record.

24. **Declarations of Interest**

Councillor Richard Gamble declared a non-pecuniary interest in application 17/12461/OUT by virtue of his position as Portfolio Holder for Heritage, Arts and Tourism. Due to that position he was also a Trustee of the Wiltshire Historic Buildings Trust, a Trustee of the Wiltshire Archaeological and Natural History Society, and a Member of the Canals and Rivers Trust. He declared he would consider the application on its merits with an open mind as he debated and voted on the item.

25. **Chairman's Announcements**

There were no announcements.

26. **Public Participation**

The rules on public participation were noted.

27. **Planning Appeals and Updates**

Resolved:

To note the update.

28. **Article 4 Direction: Land at Crookwood Farm, Crookwood Lane, Potterne, Wiltshire, SN10 5QS**

Public Participation

Hannah Mannion, on behalf of the landowners, spoke in objection to the confirmation of the Article 4 Direction.

Judy Boyt spoke in support of the confirmation of the Article 4 Direction.

Andrew Guest, Major Projects and Performance Manager, presented a report which outlined points including the following:

That the Committee on 22 March 2018 resolved to make an immediate Article 4 Direction to remove Part 4, Class B 'permitted development' rights at Crookwood Farm. That decision triggered a formal consultation exercise; and now, following this, the requirement for the Committee to consider the representations arising, this prior to it confirming or otherwise the Article 4 Direction.

The report before the Committee provided a summary of the representations received, and in the light of these recommended that the Committee confirmed the Article 4 Direction. However, additional comments for the Committee to take into account were also detailed as below.

1. The full original representation from Thrings Solicitors on behalf of the owners of Crookwood Farm together with the officer's response to it was provided to the Committee as an agenda Supplement. In addition to the summary of this representation in the report, the Committee was asked to take into account the following specific points:
 - (a) On paragraphs 1.1-1.2 of the representation, there is no requirement in the General Permitted Development Order (GPDO) for the sub-paragraphs referred to in Article 4(1) to be referred to in the Direction, and so this does not render the Direction defective;
 - (b) On paragraph 1.3, the procedures for Article 4 Directions set out in the GPDO state that "*.... notice of any direction made under article 4(1) of this Order must, as soon as practicable after the direction has been made, be given by the local planning authority*". In this case the notice was given as soon as practicable after the direction was made back in March, this in accordance with the Order. The Thrings letter refers to Planning Practice Guidance saying that "*in all cases the local planning authority must have already begun consultation processes towards the making [of] a non-immediate article 4 direction*". This is guidance and not the law as referenced from the Order itself; but in any event consultation had commenced by virtue of prior notification to interested parties of the intended consideration of the matter by the Committee in March.

- (c) On paragraphs 2.1 to 2.3, the harm that the Direction is intended to address is set out in the minutes of the original committee meeting and the officer's original report. The reasons for the immediate Direction are:
- In view of the unsuccessful attempts to obtain a meaningful events management plan to ensure the safety of all users of the highways hereabouts, including emergency services, and to safeguard the amenities of nearby residents from noise and general disturbance; and
 - In view of the immediate impact of the events themselves on local amenity and the well-being of the area in terms of the traffic generation and the resulting implications for highway safety, and in view of the general disturbance caused by noise in an otherwise tranquil location.

The Committee came to these reasons for an immediate Direction having regard to the content of the officer's report which set out responses from other Council services, and having regard to the public speaking and the debate during the Committee meeting itself. Taken together the Committee considered that these considerations amounted to a strong justification for an immediate Direction. Indeed, the Committee placed great importance on these having regard to the circumstances of the use, it being a leisure use, this entirely in accordance with both Planning Practice Guidance and the NPPF. It follows that the Committee did not act erroneously as it complied with these requirements, and what's more will continue complying with these requirements in considering the confirming report today.

- (d) On paragraph 4 of the Thrings letter, this states that there is no evidence base that the motocross activities constitute an immediate threat to local amenity and so there has been misapplication of Article 4. This is not agreed as the original officer's report sets out the 'threats' as referred to by the highways and public protection officers, and the Committee was able to reasonably determine these as being immediate. It follows that there was no misapplication of powers.

2. The second matter the Committee was reminded of following the late representations which have been circulated to them prior to the meeting, is that the Council had received a Judicial Review claim from Thrings on behalf of the landowners challenging the decision to make an immediate Article 4 Direction. The grounds largely cover the matters detailed above and are not agreed by officers for the reasons listed. The fact that a Judicial Review has been lodged does not, and should not, prevent the Committee considering the report and confirming or otherwise the Article 4 Direction. The therefore remained that the Committee confirms the Direction now. Notwithstanding the Thrings second representation circulated to the Committee, it is not considered that the Committee would be acting prematurely or inappropriately in moving forward now under the circumstances..

3. The third matter to which the Committee was made aware was the other late representations from Potterne Parish Council and Nick Irwin of MX Nationals Ltd, both of which were circulated.

Potterne's representation supports in the strongest terms the Committee's decision to make an immediate Article 4 Direction.

Mr Irwin's representation stated that there are inaccuracies in the original report, although these are not clearly set out, and as far as officers were concerned there were no inaccuracies. Certainly it could not be said that the highways officer and the public protection officers did not raise concerns, as these were clearly set out in the original committee report

The Committee then had the opportunity to ask technical questions of the officer.

Members of the public then presented their views to the Committee, as detailed above.

At the request of the Committee Andrew Guest provided further clarifications on the period of consultation for the Article 4 Direction and other matters, in response to comments from the public.

In discussion it was stated that it was not considered that there had been any changes to the situation that would lead the Committee to reconsider its position on the immediate Article 4 Declaration, and the legal advice on taking the decision was noted.

Councillor Mark Connolly moved the officer's recommended, seconded by Councillor Stuart Dobson, and at the end of discussion it was,

Resolved:

That the Council CONFIRM the Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) to remove permitted development entitlement in Schedule 2, Part 4, Class B.

At the request of the Committee it was noted that the decision was unanimous.

29. **Planning Applications**

The following planning applications were considered.

30. **17/12461/OUT - Tottenham House & Estate, Grand Avenue, Savernake, Marlborough, Wiltshire, SN8 3BE**

Public Participation

George Saumarez-Smith, architect, spoke in support of the application.

Andrew Guest, Major Projects and Performance Manager, presented a report which recommended that permission be granted to the hybrid planning application for Tottenham House and Estate as follows: 'Full application' for change of use and some extension/alteration of Tottenham House and grounds to residential use (C3 use) from educational use (C2 residential institution) and ancillary leisure development, related staff accommodation, and associated landscape works; 'outline application' for outlying related family houses and further related staff accommodation.

Details were provided of late correspondence received since the publication of the Committee report, including comments from the Canals and Rivers Trust in relation to use of the Canal bridge for access to the site.

The history of the site, its location in the Area of Outstanding Natural Beauty, and the dilapidated state of the Grade I Listed main house and the other Listed structures on the estate was detailed, along with national planning policy for the preservation of irreplaceable heritage assets. The high cost of any restoration was highlighted, with the additional amenities and construction on the site assessed as necessary in order to deliver that restoration, along with the neutral to positive impacts of the other new builds on the site, structures and local amenities.

It was also noted that previous permission had been granted for a golf resort hotel on the site in order to reverse the decline of the heritage assets, which would have had a significant impact on the assets compared to the proposal to return the site to a private dwelling, which was seen as a sustainable proposal. Extensive details were provided for all proposed planning works across the site.

Members of the Committee had the opportunity to ask technical questions of the officer. Details were sought on a traffic management plan during the restoration of the site, the hybrid nature of the application and the conditions and legal agreement proposed to accompany permission, which included clauses to prevent the break-up of the site.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

A debate followed, where members congratulated the applicants for the detail and depth of the proposals, recognising the exceptional nature of the estate and the need to arrest the decline of the heritage assets. It was considered clear that the proposals would provide benefits to the estate and county as a whole.

Councillor Mark Connolly, seconded by Councillor Nick Fogg MBE, moved the officer's recommendation, and at the conclusion of debate it was,

Resolved:

That permission be DELEGATED to the Head of Development Management authority to GRANT planning permission subject to the

applicant and Wiltshire Council first entering into a legal agreement covering the following matters:

1. To tie the beneficial freehold ownerships of all proposed estate buildings and houses/cottages shown on the Site Masterplan to the 'Tottenham House & Estate' estate (with the exception of the Deer Park, 'Upper Wolfhall Farm' (no. 41), 'Seymour Grange' (no. 42) and the Upper Wolfhall Farm estate cottages and buildings (nos. 23-26 & 28) at Upper Wolfhall Farm) to prevent potential fragmentation of the estate; and
2. To require the applicant to make a financial contribution towards education provision within the locality.

And subject to the following conditions (with revisions as appropriate):

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or, where relevant, before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 With regard to those elements of the application in outline form, no development shall commence on those part of the site until details of the following (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site;
 - (e) The means of access to the site.

The development shall be carried out in accordance with the approved details.

REASON: The application was made in part for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 With regard to those elements of the application in outline form an application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the

Town and Country Planning Act 1990.

- 4 The outline elements of the development hereby approved shall make provision for the following:**
- (i) At 'Lower Barn', no more than 1 'Family House' and 2 'Estate Cottages', to be designed in accordance with the parameters and principles set out in the Design Brief by Adam Architecture dated March 2018;**
 - (ii) At 'Upper Wolfhall Farm', no more than 2 'Family Houses' and 4 'Estate Cottages', to be designed in accordance with the parameters and principles set out in the Design Brief by Adam Architecture dated March 2018.**

The 'layout of the development' to be approved under condition no. 2 shall include details/extent of the areas for gardens/domestic curtilages for each of the houses and cottages.

At Lower Barn the houses/cottages and their gardens/domestic curtilages shall be sited no closer than 20m from the hedge line forming part of the 'blue' bat foraging / commuting route identified in the Ecological Assessment and Biodiversity Enhancement Report by Naturally Wild, dated December 2017. For the Upper Wolfhall Farm site, prior to commencement of development here a further local ecology survey shall be carried out to determine the extent of any wildlife corridor within the vicinity of the canal and railway line; the results of the survey shall determine the need (or otherwise) for an ecology 'buffer zone' between the canal and railway line and the approved developments at Upper Wolfhall Farm, and, if relevant, the dimensions of this buffer zone. The Lower Barn bat foraging / commuting route and the Upper Wolfhall Farm ecology buffer zone shall be retained for these purposes in perpetuity thereafter.

REASON: To clarify the terms of the planning permission, and to ensure an appropriate design and form of development having regard to the sensitivity of the site within the setting of heritage assets, within an Area of Outstanding Natural Beauty, and within an area with known ecological interests.

- 5 The full elements of the development hereby permitted shall be carried out strictly in accordance with the drawings as listed in the schedules of drawings attached as annex 1 to this decision notice.**

REASON: For the avoidance of doubt and to ensure the proper planning of the development.

- 6 The development shall be carried out strictly in accordance with the Phasing Plan set out at annex 2 of this decision notice (and references to a Phase in this decision notice shall be read in accordance with the Phasing Plan).**

For the avoidance of doubt approved elements not

specifically identified in the Phasing Plan may be carried out at any time subject to otherwise complying with the terms of this planning permission.

REASON: Elements of the overall development are permitted exceptionally to ensure delivery of the repairs/restorations of 'at risk' heritage assets also forming part of the development. In view of the exceptional nature of the other elements a phased approach is required - to achieve the repairs/restorations of heritage assets in advance of some/all other development. This is in the interests of conserving heritage assets.

- 7 The occupation of the estate cottages at 'Lower Barn' (no. 29 on the 'Site Masterplan' drawing no. 200D) and at 'Upper Wolfhall Farm' (nos. 25 & 26) shall be limited to households including at least one person (or the surviving partner or dependent(s) of such a person) solely or mainly working, or last working, at Tottenham House & Estate, or solely or mainly working, or last working, in the locality in agriculture or in forestry.

REASON: The site is in an area where residential development for purposes other than the essential needs of the Tottenham House & Estate or agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

- 8 The occupation of the staff accommodation at the 'Stable Belt' and 'North Belt' (nos. 4, 8, 9, 14, 20 and 32 on the 'Site Masterplan' drawing no. 200D) shall be limited to households including at least one person (or the surviving partner or dependent(s) of such a person) solely or mainly working, or last working, at Tottenham House & Estate.

REASON: The site is in an area where residential development for general occupation is not normally permitted and this permission is only granted on the basis of an essential need for new dwellings/residential accommodation in this location for the purposes of estate management having been demonstrated.

- 9 The guest accommodation at the 'Guest House' (no. 39 on the 'Site Masterplan' drawing no. 200D), the 'Shoot Guest & Temporary Staff Accommodation' (no. 6) and the 'Banqueting House' (no. 40) shall be occupied by guests visiting Tottenham House & Estate or for other residential purposes ancillary to Tottenham House & Estate only and for no other purposes.

REASON: The site is in an area where residential development for general occupation is not normally permitted and this permission is only granted on the basis of an essential need for new dwellings/residential accommodation in this location for the purposes of estate management and operation having been demonstrated.

- 10 The staff accommodation within the 'Main House & Shoot Hall' (no. 1 on the 'Site Masterplan' drawing no. 200D) and within 'The Old Stables' (no. 2) shall remain an ancillary and integral part of the Main House & Shoot Hall and The Old Stables, and shall be occupied by households including at least one person (or the surviving partner or dependent(s) of such a person) working within the Tottenham House & Estate. Likewise, any staff accommodation to be provided within the extended family houses ('Lower Barn' (no. 43), 'Upper Wolfhall Farm' (no. 41) and 'Seymour Grange' (no. 42)) shall remain ancillary and integral to each of these respective houses, and shall be occupied by households including at least one person (or the surviving partner or dependent(s) of such a person) working within the Tottenham House & Estate or working within the respective houses.**

REASON: The site is in an area where residential development for general occupation is not normally permitted and this permission is only granted on the basis of an essential need for new dwellings/residential accommodation in this location for the purposes of estate and/or house management and operation having been demonstrated.

- 11 No development in any Phase or Sub Phase hereby approved shall commence within the Phase or Sub Phase until a site specific Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during construction. The CEMP should include, but not be limited to:**
- Procedures for maintaining good public relations including complaint management, public consultation and liaison**
 - Arrangements for liaison with the Council's Public Protection Team**
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:**
 - 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.**
 - Construction deliveries to and removal of plant, equipment, machinery and waste from the site must**

only take place within the permitted hours detailed above.

- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Construction traffic routing details.

The CEMP shall be implemented as approved at all times during the demolition and construction phases of the approved development.

REASON: In the interests of the amenities of surrounding occupiers during the construction of the development.

- 12 With the exception of works to the Main House & Shoot Hall (Tottenham House), The Old Stables and The Octagon Pavilion, no development within any Phase or part thereof shall commence on site until the exact details of the materials to be used in that Phase or part thereof for the external walls and roofs, and for any hardstandings, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 13 With the exception of works to the Main House & Shoot Hall (Tottenham House), The Old Stables and The Octagon Pavilion, no development within any Phase or Sub-Phase shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies for all buildings within the Phase or Sub-Phase have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information

to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity, conservation and the character and appearance of the area.

- 14 No development shall commence within a particular Phase or part thereof of the application site until (in relation to such Phase or part thereof):
- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, for the Phase or part thereof has been submitted to and approved by the Local Planning Authority; and
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 15 With the exception of works to the Main House & Shoot Hall (Tottenham House), The Old Stables and The Octagon Pavilion, no development within any Phase or part thereof shall commence on site until details of the proposed ground floor slab levels for development within the Phase or part thereof have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity.

- 16 No external lighting shall be installed on site within any Phase of Sub-Phase until plans for the Phase or Sub-Phase showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed

thereafter.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

INFORMATIVE TO APPLICANT: The lighting scheme must avoid any light spill in areas of woodland and/or other areas where there are known wildlife interests, such as bat commuting corridors.

17 **Notwithstanding the details set out in the Landscape Management Plan and Planting Principles reports by Balston Agius dated December 2017, no development shall commence on site in any particular Phase or part thereof until further more detailed schemes of hard and soft landscaping for the Phase or part thereof have been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-**

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of trees to be retained, together with, where relevant, measures for their protection in the course of development;
- a detailed planting specification (Tree and Plant Planting Strategy) showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- detailed car park and access (internal estate road) layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant;
- detailed plans and proposals for the future management of the overall estate, to be set out in the more detailed Landscape Management Plan.

Where site specific development is not proposed within a particular Phase or part thereof landscaping shall be carried out in accordance with the broad principles and Planting Principles report by Balston Agius dated December 2017 in

any event.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 18 All soft landscaping for a particular Phase or part thereof comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development within the Phase or part thereof whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development within the Phase or part thereof or in accordance with a programme to be agreed (or revised) in writing with the Local Planning Authority.**

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, and to ensure appropriate future management.

- 19 Notwithstanding the details set out in the Landscape Management Plan and Planting Principles reports by Balston Agius dated December 2017, no development shall commence on site other than that set out in Phase 1 of the Phasing Plan until an Estate Management Plan [including long-term design objectives, management responsibilities and maintenance schedules; details of habitat creation and management] for the estate has been submitted to and approved in writing by the Local Planning Authority. The Estate Management Plan shall thereafter be carried out in accordance with the approved details and timescales.**

REASON: To ensure the proper management of the estate in the interests of amenity, conservation and ecology.

- 20 Prior to commencement of construction of the lakes hereby approved detailed design information shall be submitted to the local planning authority for approval in writing. This information shall include plans showing existing and**

proposed ground levels, the grading of the lake profiles and edges, dam structures and associated earthworks, volumes of material excavated and where excess is to be spread, proposed final method(s) of supplying the lakes, proposed outfalls, existing trees to be removed, and proposed planting including marginal planting. The lakes shall be constructed strictly in accordance with the approved information.

REASON: The application contained insufficient information to enable this matter to be approved in advance, and the information is required to safeguard the amenities of the landscape and settings of heritage assets.

- 21 The development hereby approved shall be carried out strictly in accordance with the 'Recommendations for Construction' and 'Biodiversity Enhancements' set out in the Ecological Assessment and Biodiversity Enhancement Report by Naturally Wild dated December 2017.

Prior to commencement of construction of the lakes a specific scheme setting out how the works will create new habitats for wildlife shall be submitted to the local planning authority for approval in writing. Thereafter the lake shall be constructed in accordance with the approved scheme.

REASON: To accord with the terms of the application and to safeguard wildlife interests.

- 22 Surface and foul water drainage arrangements for the development hereby approved shall be implemented strictly in accordance with the details set out in the Flood Risk Assessment by Price & Myers dated December 2017.

REASON: To ensure satisfactory drainage of the site in accordance with an agreed scheme.

- 23 Water supply arrangements to the development hereby approved shall be implemented strictly in accordance with the conclusions / recommendations of the Water Usage Report by Peter Deer & Associates dated December 2017 and the Ground Water Supply Feasibility Report by Ground Source Consult Ltd dated 26 March 2016.

REASON: To ensure a satisfactory and managed supply of water to the development, in accordance with an agreed scheme.

- 24 Prior to first 'family' occupation of Tottenham House the measures to remove the oil tanks as set out in the Phase 1 Environmental Review by Environ dated December 2017 shall have been implemented.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the local planning authority. An investigation

and risk assessment shall then be undertaken, and a scheme of de-contamination presented to the local planning authority for approval in writing. The approved scheme will then be implemented as approved.

REASON: To accord with the terms of the application and to ensure the creation of a safe environment; and in relation to potential unknown contamination, the matter is required to be agreed with the local planning authority in order that the development is undertaken in an acceptable manner, in the interests of public health and safety.

- 25 No Phase or part thereof of the development hereby permitted shall be first occupied or first brought into use until the access (as shown on Access and Circulation drawing no. 397#PLG-255A) and, where relevant, the turning head(s) and parking space(s) for the Phase or part thereof have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 26 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the application site.

REASON: To safeguard the character and appearance of the area, and in particular its designation as a registered park and garden and/or within an area of outstanding natural beauty.

- 27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 28 **INFORMATIVE TO APPLICANT:**

It is understood that asbestos may be present in existing buildings. An Asbestos Removal Plan should be prepared by an approved contractor, and then actioned by the approved contractor. Further advice can be obtained from Wiltshire Council's Public Protection team.

- 29 **INFORMATIVE TO APPLICANT:**

This planning permission should be read in conjunction with Listed Building Consent no. 18/00195/LBC and a Section 106 agreement.

30 INFORMATIVE TO APPLICANT:

The Estate Management Plan required by condition no, 19 should divide the site into appropriate 'compartments' depending on the particular heritage, landscape and/or ecological interests of the various parts of the site. For each compartment, the Plan should identify the heritage, landscape and ecological objectives, with management prescriptions and schedules for works, and with an annual programme to cover at least 25 years. Where appropriate It is recommended that the Plan is informed by advice from Historic England and the AONB team.

31 INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. The CIL contribution shall be that as agreed with the Council's CIL Officer – [document date reference].

Should the applicant require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

At the request of the Committee it was noted that the decision was unanimous.

31. Urgent items

There were no urgent items.

(Duration of meeting: 3.00 - 4.00 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

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